

Exhibit B

Permitted Encumbrances

Real property taxes and all assessments and unpaid installments thereof which are not delinquent.

Any and all residential leases with no right to purchase and no right of first refusal, recorded or unrecorded, with rights of tenants in possession

Correction Conservation Deed recorded under Document No. 2002190615; Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities recorded under Document No. 2003029504; Plat recorded under Document No. 200300029 and Amended and Restated Agreement recorded under Document No. 2010119303, all of the Official Public Records of Travis County, Texas.

A 10 foot wide electric utility easement granted by George S. Nalle, Jr. and Anne Byrd Nalle to the City of Austin in instrument dated October 20, 1997, filed for record on October 22, 1997, recorded in Volume 13049, Page 350 of the Real Property Records of Travis County, Texas, the same shown on the Plat recorded under Document No. 200300029 of the Official Public Records of Travis County, Texas; as located and limited by ALTA/ACSM Land Title Survey prepared by John T. Bilnoski, R.P.L.S. No. 4998 of Bury & Partners, Inc., dated October 14, 2005, last revised July 17, 2010, Project No. 1219-03.92.

Terms, conditions and stipulations, including, but not limited to (i) development rights and building restrictions, (ii) Hill Country Conservancy Use Area, and (iii) building setback tract, contained in the Correction Conservation Deed establishing the Nalle Bunny Run Wildlife Preserve dated November 28, 2000, by and between Nalle Bunny Run Farm Family Limited Partnership and Hill Country Conservancy recorded under Document No. 2002190615 of the Official Public Records of Travis County, Texas.

Terms, conditions and stipulations of that certain Easement and Memorandum of Agreement (and Residential Services Agreement referenced therein) in favor of Time Warner Cable dated April 24, 2003, and recorded under Document No. 2003116442 of the Official Public Records of Travis County, Texas.

The terms, conditions and stipulations set out in that certain Memorandum of Contract by and between Nalle Woods, Ltd., and Southwestern Bell Telephone, L.P. dated June 18, 2003, recorded under Document No. 2003187200 of the Official Public Records of Travis County, Texas.

An electric utility easement extending 5 feet on all sides of the actual installed location of the electric facilities granted by Nalle Woods, Ltd., to the City of Austin in instrument dated October 28, 2003, filed for record on November 20, 2003, under Document No. 2003272129 of the Official Public Records of Travis County, Texas.

A 10 foot wide electric easement created by the Plat recorded under Document No. 200300029 of the Official Public Records of Travis County, Texas; as located and limited by ALTA/ACSM Land Title Survey prepared by John T. Bilnoski, R.P.L.S. No. 4998 of Bury & Partners, Inc., dated October 14, 2005, last revised November 11, 2005, Project No. 1219-03.92.

A 10 foot wide electric and telecommunications easement created by the Plat recorded under Document No. 200300029 of the Official Public Records of Travis County, Texas; as located and limited by ALTA/ACSM Land Title Survey prepared by John T. Bilnoski, R.P.L.S. No. 4998 of Bury & Partners, Inc., dated October 14, 2005, last revised November 11, 2005, Project No. 1219-03.92.

A 200 foot wide right-of-way reservation created by the Plat recorded under Document No. 200300029 of the Official Public Records of Travis County, Texas; as located and limited by ALTA/ACSM Land Title Survey prepared by John T. Bilnoski, R.P.L.S. No. 4998 of Bury & Partners, Inc., dated October 14, 2005, last revised November 11, 2005, Project No. 1219-03.92.

A drainage easement containing 3.90 acres of land across the southern corner of the property created by the plat recorded under Document No. 200300029 of the Official Public Records of Travis County, Texas; as located and limited by ALTA/ACSM Land Title Survey prepared by John T. Bilnoski, R.P.L.S. No. 4998 of Bury & Partners, Inc., dated October 14, 2005, last revised November 11, 2005, Project No. 1219-03.92.

A 300 foot wide water quality transition zone created by the Plat recorded under Document No. 200300029 of the Official Public Records of Travis County, Texas; as located and limited by ALTA/ACSM Land Title Survey prepared by John T. Bilnoski, R.P.L.S. No. 4998 of Bury & Partners, Inc., dated October 14, 2005, last revised November 11, 2005, Project No. 1219-03.92.

Fence outsets along a portion of the northeast property line as shown on ALTA/ACSM Land Title Survey prepared by John T. Bilnoski, R.P.L.S. No. 4998 of Bury & Partners, Inc., dated October 14, 2005, last revised November 11, 2005, Project No. 1219-03.92.

The terms, conditions and stipulations set out in that certain Amended and Restated Agreement dated August 16, 2010, recorded under Document No. 2010119303 of the Official Public Records of Travis County, Texas.

Terms, conditions and stipulations of that certain Memorandum of Agreement (together with the right to provide certain Services referenced therein) in favor of Time Warner Cable, and recorded under Document No. 2017009777 of the Official Public Records of Travis County, Texas.

C-1/29

11-GF# 201801008 JPB
RETURN TO: HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TEXAS 78701



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

February 21 2019 02:50 PM

FEE: \$ 58.00 2019024155

§ 25-10-124 - SCENIC ROADWAY SIGN DISTRICT REGULATIONS.

(A) This section applies to a scenic roadway sign district. (B) One freestanding sign is permitted on a lot. (1) The sign area may not exceed the lesser of: (a) 0.4 square feet for each linear foot of street frontage; or (b) 64 square feet. (2) The sign height may not exceed 12 feet. (C) Wall signs are permitted. (D) For signs other than freestanding signs, the total sign area for a lot may not exceed 10 percent of the facade area of the first 15 feet of the building. (E) In a Hill Country Roadway corridor, a spotlight on a sign or exterior lighting of a sign must be concealed from view and oriented away from adjacent properties and roadways. (F) Internal lighting of signs is prohibited, except for the internal lighting of individual letters. (G) In addition to the sign setback requirements established by Section 25-10-191 (Sign Setback Requirements), a sign or sign support must be installed at least 12 feet from the street right-of-way, or at least 25 feet from street pavement or curb in the right-of-way, whichever setback is the lesser distance from the street. This subsection does not apply to a sign permitted by Section 25-10-102(F) (Signs Associated with Political Elections).

Source: Sections 13-2-867 and 13-2-868; Ord. 990225-70; Ord. 031030-11; Ord. 031211-11; Ord. No. 20170817-072 , Pt. 10, 8-28-17.

NALLE WOODS

4700 N Capital of Texas Hwy.,
Loop 360
Austin, TX 78746

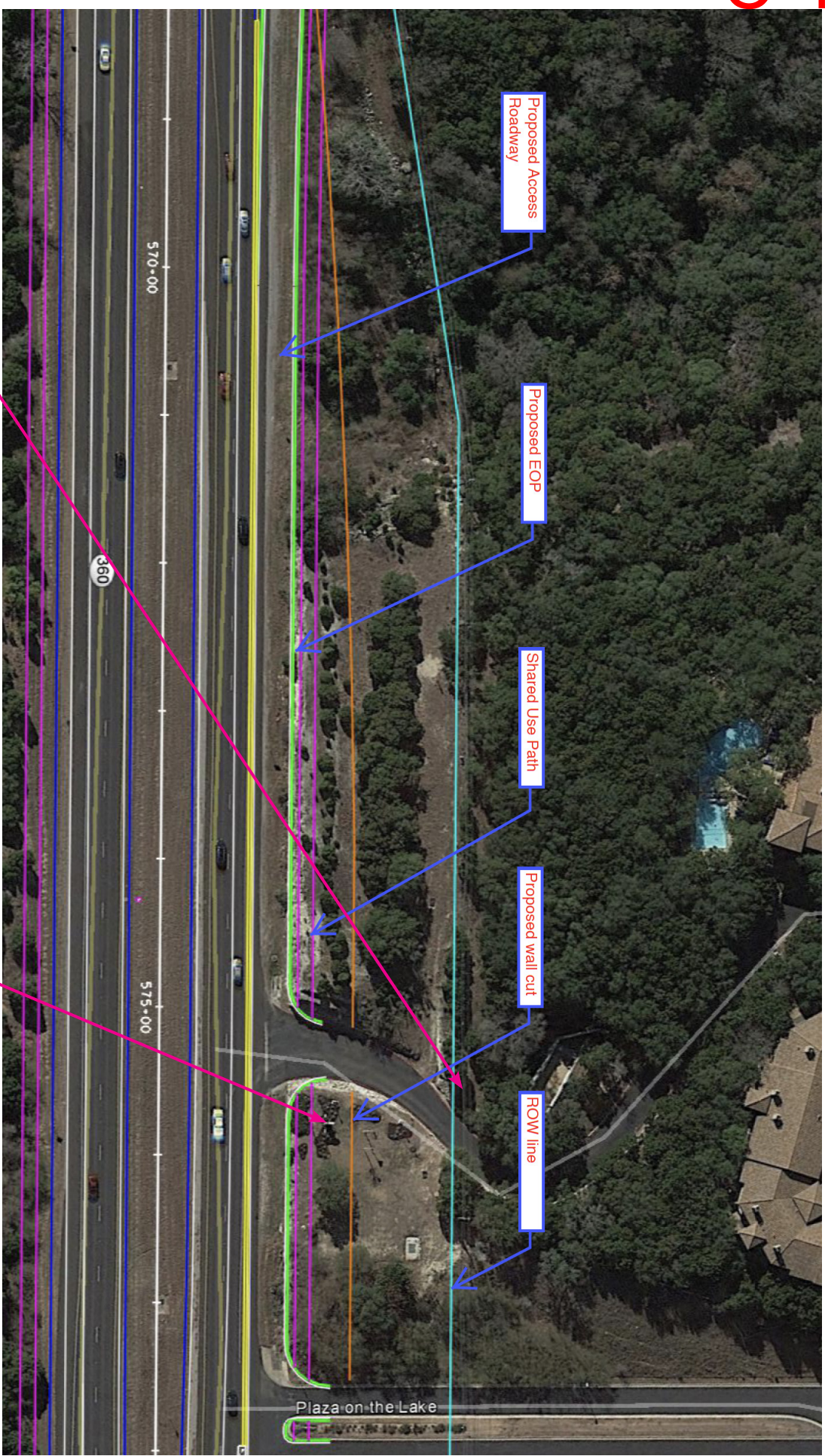
CSGN VARIANCE REQUEST

NALLE WOODS APARTMENTS REQUEST A VARIANCE FOR PROPERTY IDENTIFICATION SIGNAGE DUE TO VISIBILITY HARDSHIPS

- Property line begins 141' back from Capital of Texas Hwy (Loop 360) curb and behind TxDOT land.
- TxDOT acknowledges hardships and granted land lease for property identification for 14 years.
- The land lease has been discontinued. A 2-Year excavation construction project is about to begin adding an access lane and shared use path. This will not allow any identification for the property.
- Removing of the TxDOT cliff will reveal an even higher cliff elevation from 560 (original sign) to 570 (proposed sign). 360 Hwy is at 540 elevation.
- Concerns that emergency responders and guests will find it difficult to properly identify the property.
- Scenic Roadway sign code allows a 64 sq. ft. sign at a 12' height with individually lit letters. At 153' with a 12' setback from right-of-way back) the proposed sign is over 140' further than the 12' setback that is allowed from the street right-of-way.
- The proposed sign is over 260' setback from the opposite side of traffic.
- Using a standard visibility chart calculated at 250' distance at a 60 MPH speed, 36" letters are required for maximum legibility.
- Proposed sign not inconsistent with size of signs of neighboring property.

C-1-1

EXHIBIT 1 - TXDOT EXPANSION OF N CAPITAL TEXAS HWY (LOOP 360)



Proposed Sign Location

Existing Sign on TxDOT Property

EXHIBIT 2 - TXDOT LAND AREA AND CLIFF REMOVAL

NALLE WOODS

4700 N Capital of Texas Hwy.,
Loop 360
Austin, TX 78746

CSGN VARIANCE REQUEST

C-1-C

Existing Sign on TxDOT Land
51' 6" to Edge of the
Shoulder of Road

Proposed New Sign Location
153' to Edge of the
Shoulder of Road

TX Dot Cliff Removal
(light blue)

Nalle Woods Property Line
(yellow line)

Blue Indicates TxDOT Land
(medium blue)

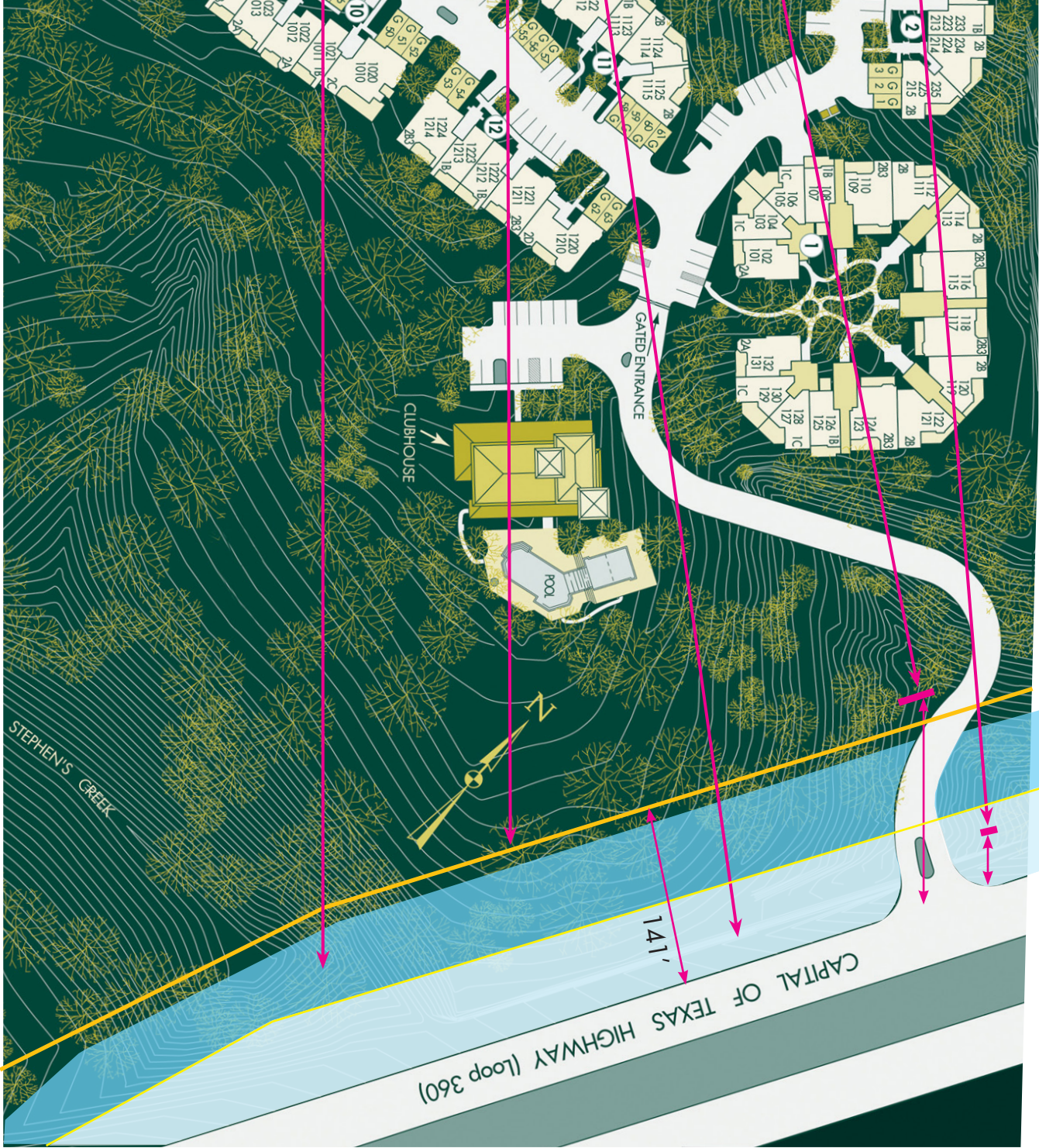
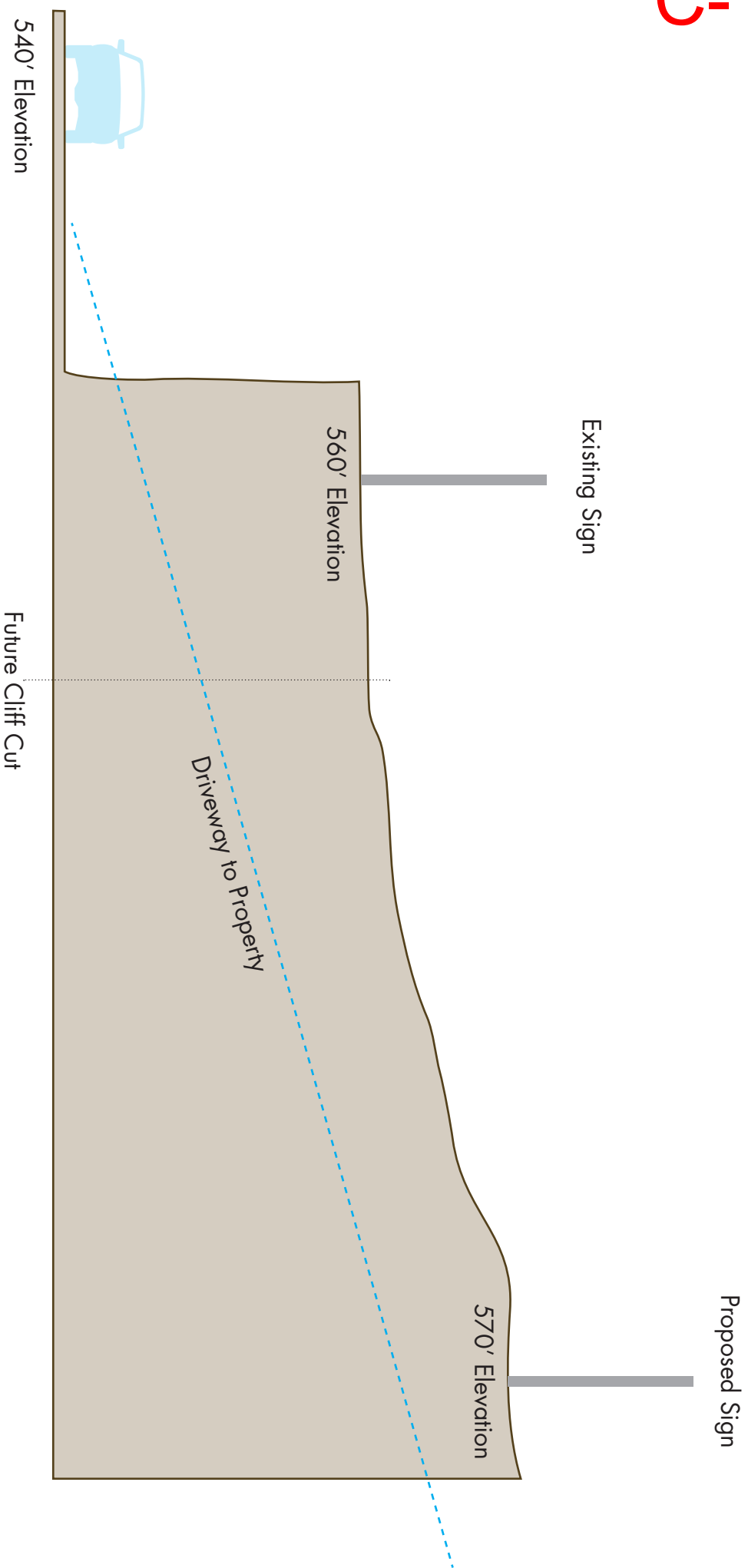


EXHIBIT 3 - CLIFF ELEVATION GRAPHIC FOR VISUAL PURPOSE



Vertical elevation is to scale.

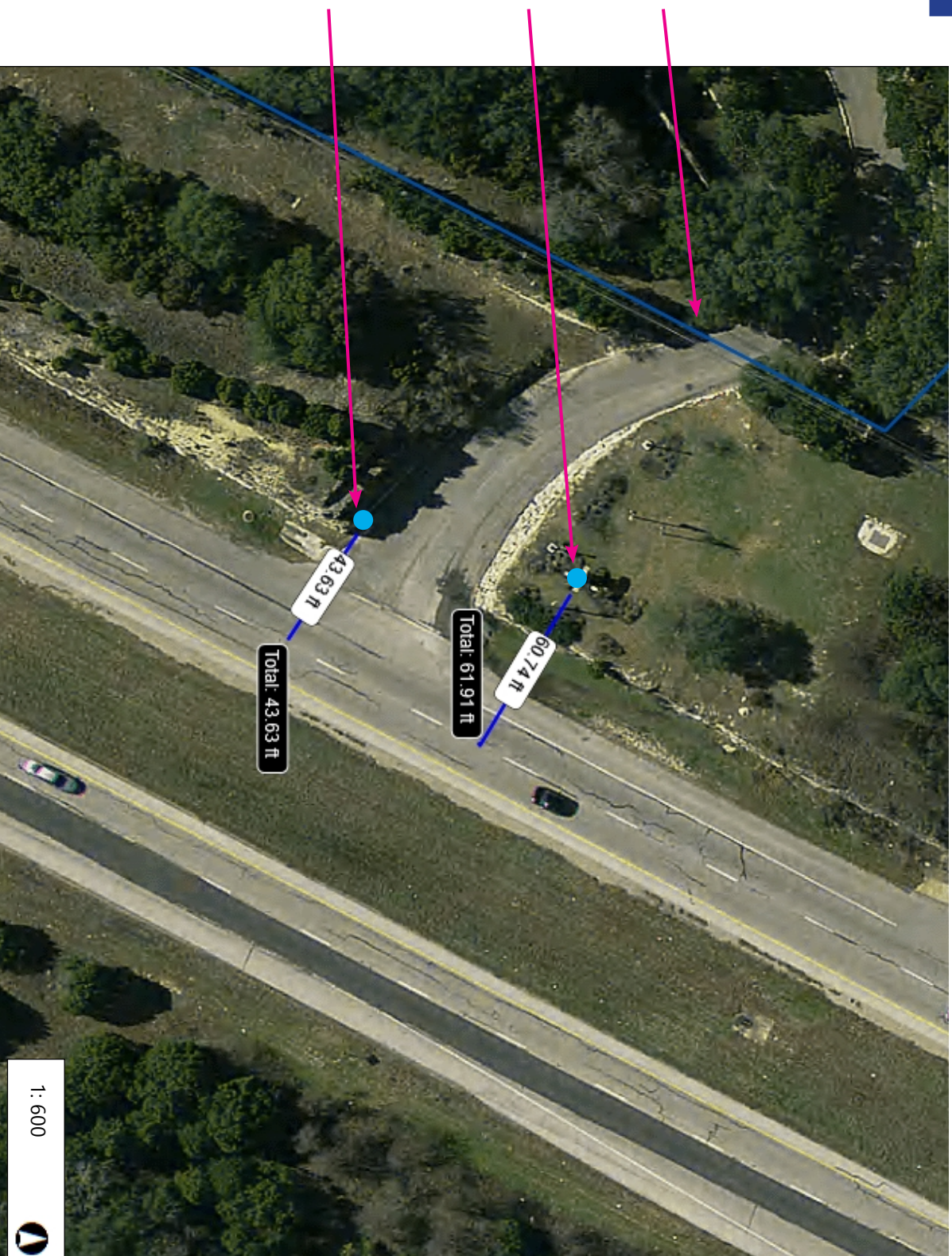
NALLE WOODS

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Austin, TX 78746

LSGN VARIANCE REQUEST

C-1/35

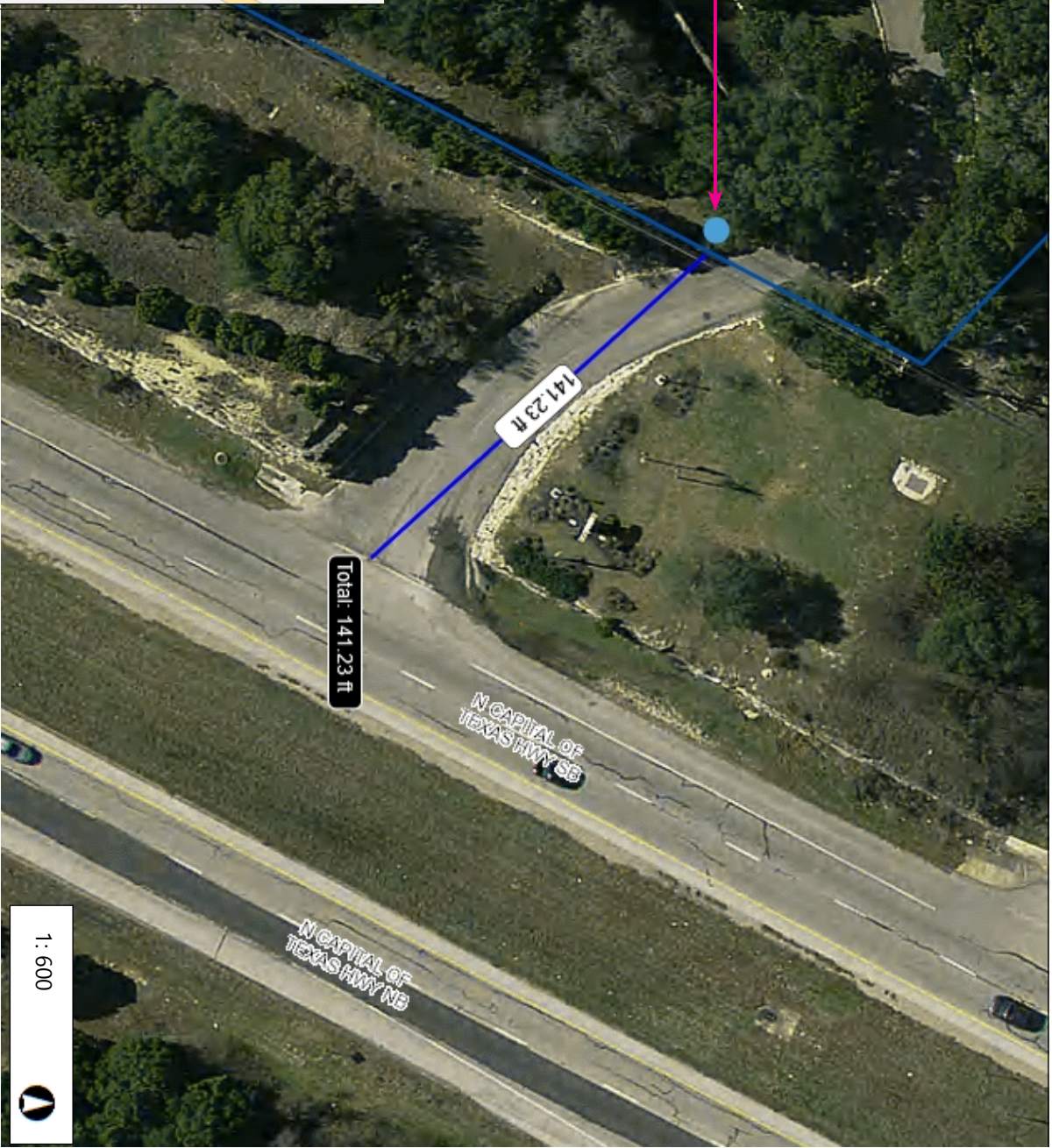
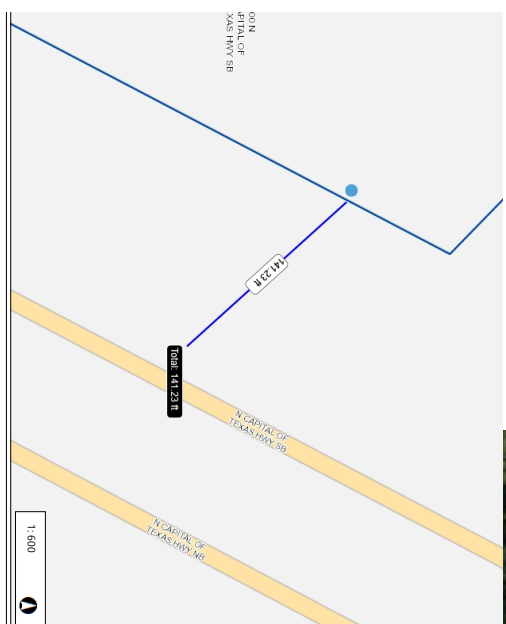
EXHIBIT 4 - EXISTING SIGNS ON TXDOT LAND TO THE MIDDLE OF SOUTHBOUND LOOP 360



NALLE WOODS
4700 N Capital of Texas Hwy,
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SIGN VARIANCE REQUEST

EXHIBIT 5 - PROPERTY LINE FROM THE ENTRANCE, (141')

Proposed Sign Location

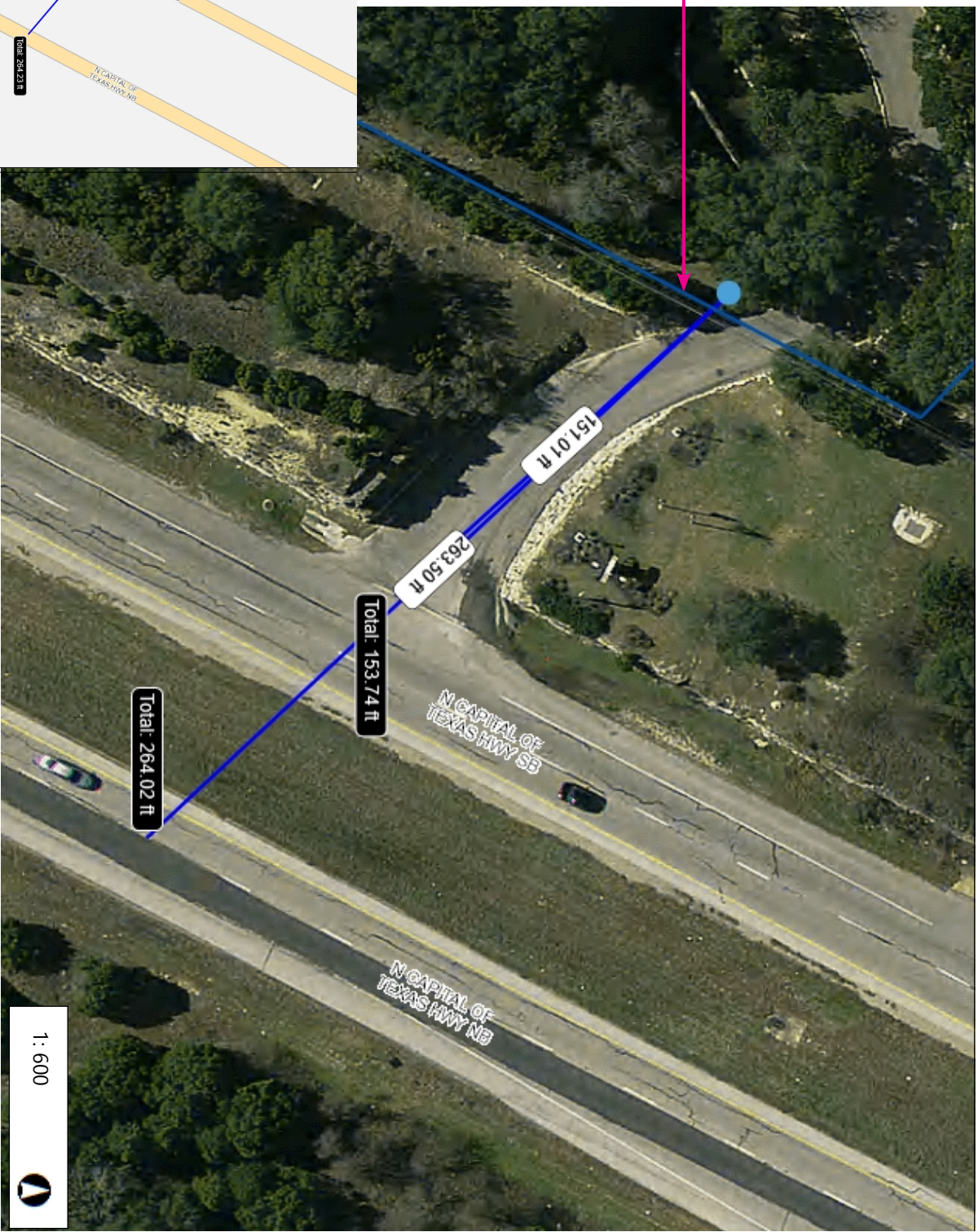
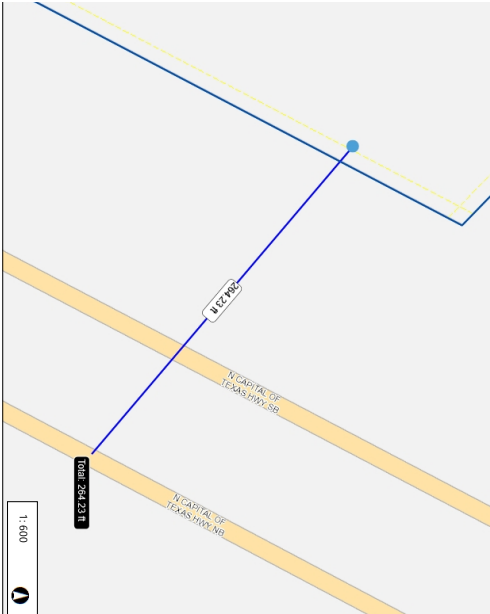


NALLE WOODS

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**EXHIBIT 6 - PROPOSED SIGN FROM THE MIDDLE OF NORTHBOUND LOOP 360, (264')
PROPOSED SIGN FROM THE ENTRANCE, (153')**

Proposed Sign Location



SIGN VARIANCE REQUEST

NALLE WOODS

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Loop 360
Austin, TX 78746

EXHIBIT 7 - ADJACENT STRUCTURES AND FEET TO PROPOSED SIGN

Proposed Sign Location

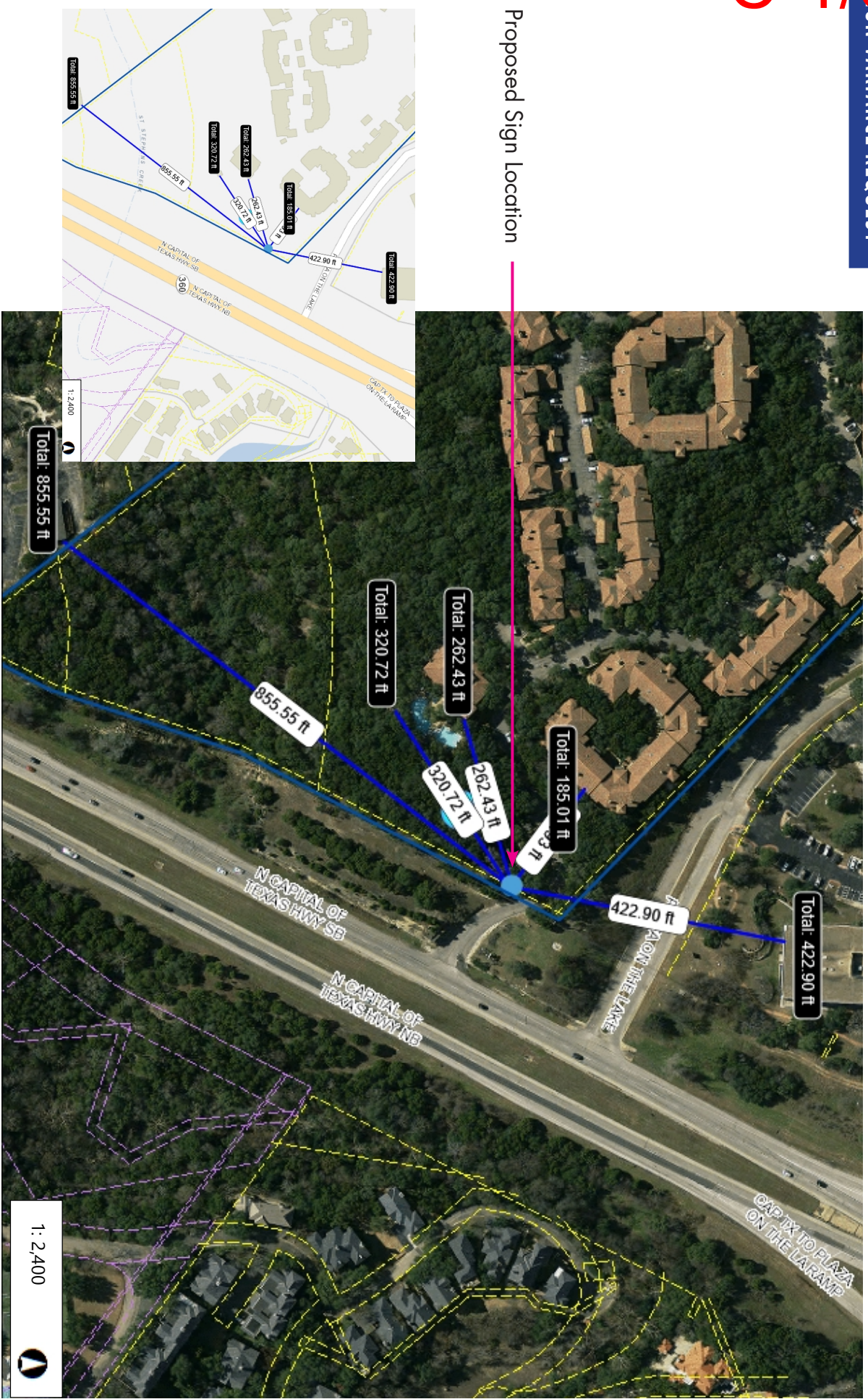


EXHIBIT 8 - TREE CANOPY

Proposed Sign Location

Existing Sign on
TxDOT Property

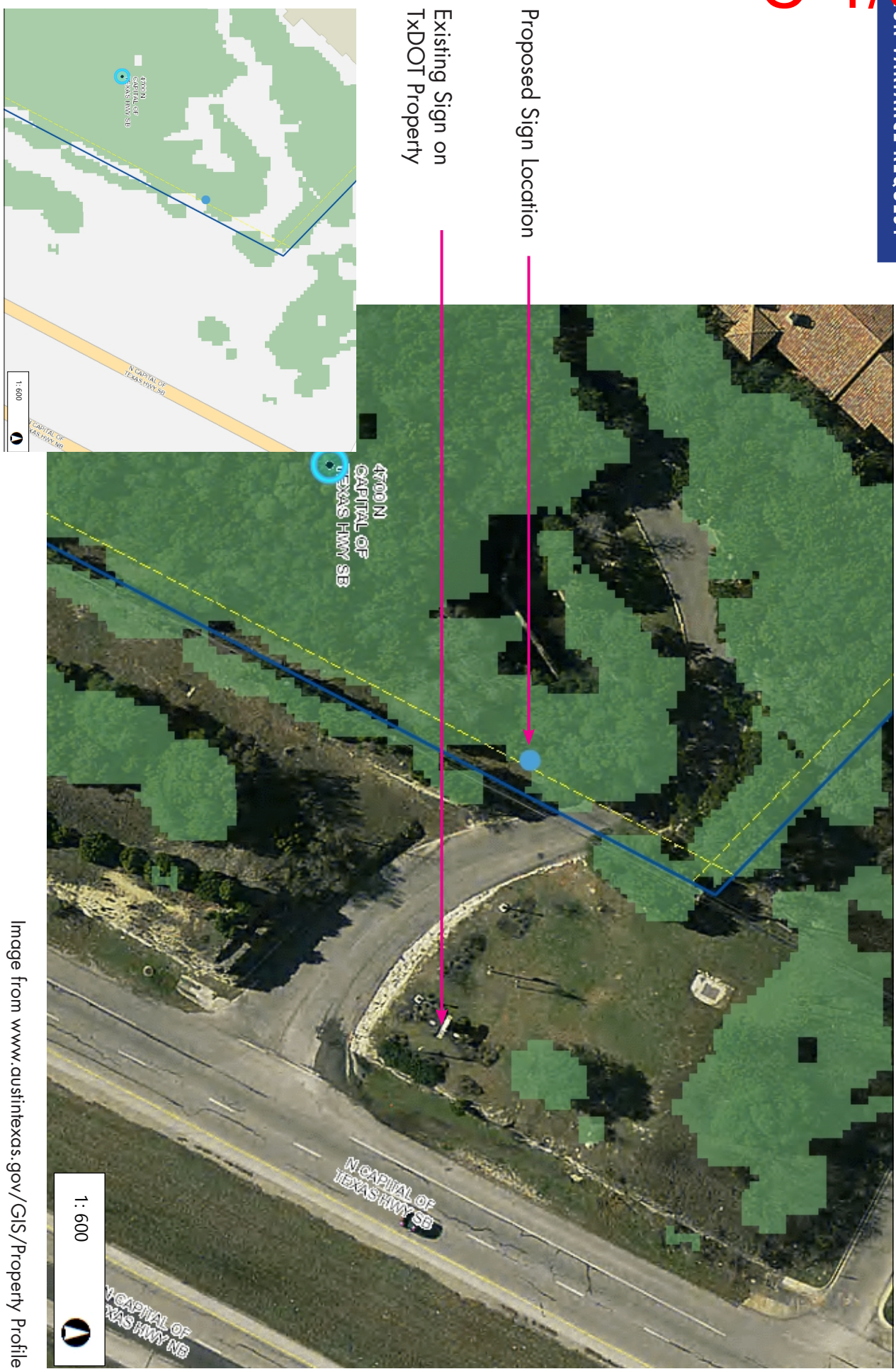


EXHIBIT 9 - ADJACENT PROPERTY SIGNAGE

C-1/40

NALLE WOODS
4700 N Capital of Texas Hwy.,
Loop 360
Austin, TX 78746

SIGN VARIANCE REQUEST



84" h x 270" w



236" h x 238" w

